

FOR SALE

DEVELOPMENT OPPORTUNITY
LOCATED IN A HIGH PROFILE POSITION
4,632 sq.ft. (430 sq.m.) Approx
Arranged Over Two Floors

Hitchcock & Wright
Partners
CHARTERED SURVEYORS

£125,000



Former Holy Cross Community Club, 5-9 Park St, St Helens WA91DH

LOCATION

The property is located on Park Street in the Parr area of St Helens, approximately 1 mile to the east of St Helens Town Centre. The immediate area is predominantly residential and in close proximity to Nanny Goat Public Park.

St Helens Central Train Station is located less than a mile away and the property is well placed for both public transport and rail communications about the area. Park Street is a short distance from Park Road, which links to Parr Street and Linkway East (A58), which connects to Cannington Roundabout and provides direct access to the A580 to the north and the M62 at Rainhill Stoops Interchange to the south.

DESCRIPTION

The property comprises a two-storey former social club, with a bar, lounge, cellar, W.C.s and ancillary facilities on the ground floor and a further bar /

function room, office and ancillary facilities including W.C.s on the first floor.

All main services are connected to the property.

There is a large public car park located directly opposite the property.

TENURE

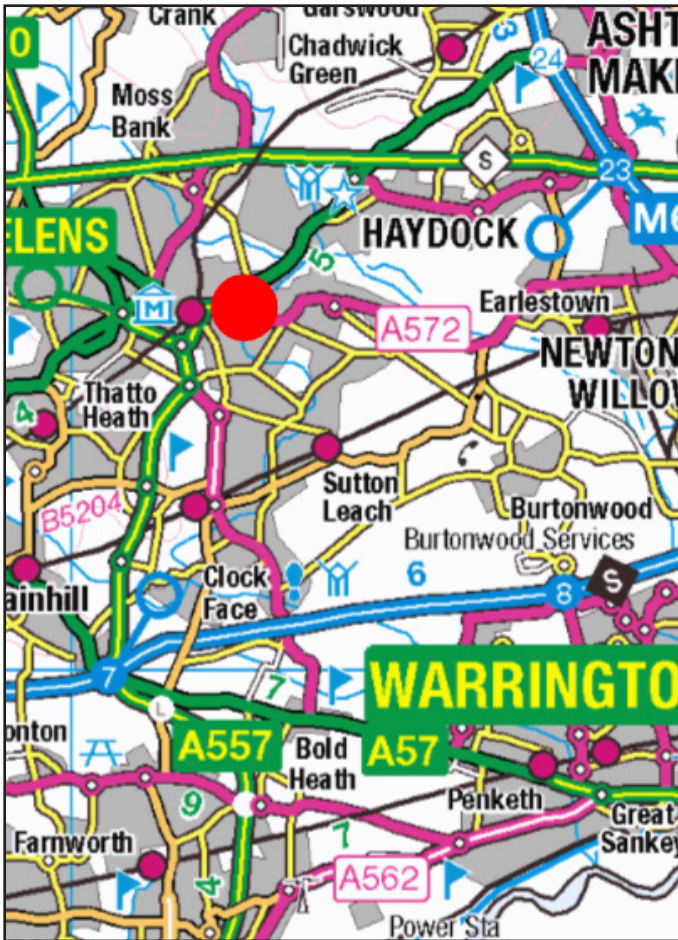
Freehold

PRICE

£125,000



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BUSINESS RATES

The rateable value of the property is:

Club and Premises £8,800

EPC

Available upon request.

VAT

All rents, prices and other figures included in these particulars are quoted exclusive of VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Nick Harrop of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400

E-mail: nickharrop@hwandp.co.uk

Subject to Contract

Details prepared July 2024